

GENERAL NOTES:

ALL LIGHTING ON THE SITE SHALL BE SHIELDED AND NOT ENCR OACH UPON ABUTTING PROPERTIES OR RIGHT-OF-WAYS. THE LIGHT POLES SHALL BE NO HIGHER THAN 20 FT. ALL GLARE SHALL BE ELIMINATED FROM ALL LIGHT FIXTURES. UPWARD DIRECTED LIGHTING SHALL NOT BE PERMITTED.

ALL LANDSCAPED AREAS SHALL BE AUTOMATICALLY IRRIGATED.

ALL BARBED WIRE AND SUPPORTS FOR BARBED WIRE ARE PROHIBITED ON THE SITE.

CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF TROY STANDARDS.

NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.

A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE ROW.

ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.

WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM. SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE MAYOR OR HIS DESIGNEE.

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS. UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO MISS DIG 1-800-482-7171 OR 811 THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.

ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OFF OF THE PROJECT SITE.

ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.

FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF TROY SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.

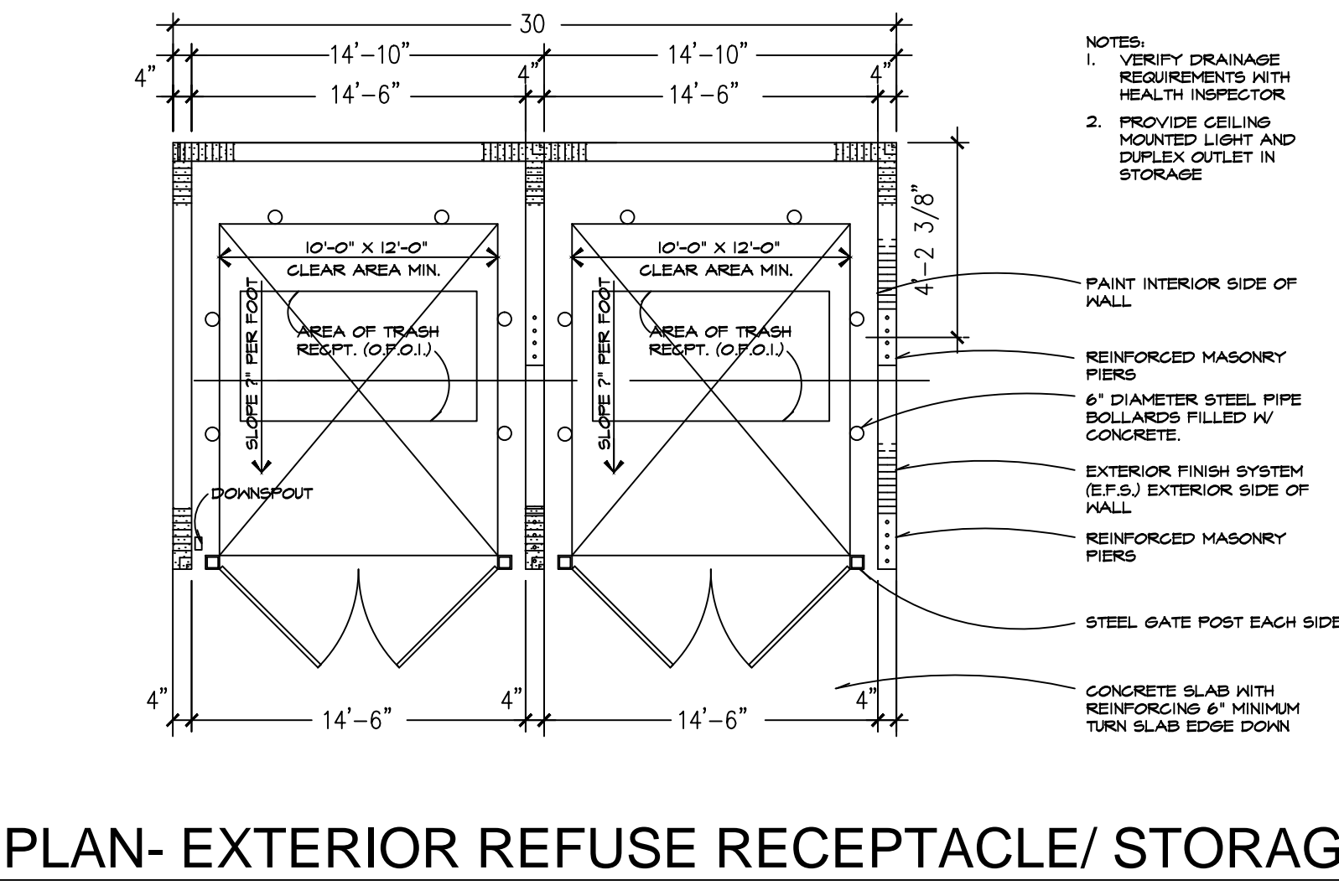
3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CITY ENGINEERING DEPARTMENT TO SCHEDULE INSPECTION. THE CITY SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

PROVIDE FIRE DEPARTMENT KEY BOX (KNOX BOX) PER CITY OF TROY STANDARDS.

OPEN STORAGE OF MATERIALS SHALL NOT BE PERMITTED ON THE SITE EXCEPT WHERE INDICATED ON SITE PLAN.

MONITORING WELLS ON SITE ARE EXISTING AND IN PLACE DUE TO THE NATURE OF THE FORMER OCCUPANTS USE.

A TRASH ENCLOSURE, MEASURING A MINIMUM OF 10'X10' SHALL BE CONSTRUCTED OF SIX (6") HIGH BRICK EMBOSSED POURED CONCRETE WALLS WITH 45° ANGLE CAP. HAVE SCREENED GATES AND BE PLACED UPON A MINIMUM 10'X18' CONCRETE PAD THAT PROVIDES AND 8' WIDE APRON. MASONRY BLOCK SHALL NOT BE USED AS A CONSTRUCTION MATERIAL.



PLAN- EXTERIOR REFUSE RECEPTACLE/ STORAGE



LOCATION MAP
(NOT TO SCALE)

SITE PLAN DATA

PARCEL ID: 20-35-326-012
PARCEL AREA: 4.54 ACRES
BUILDING AREA - TOWNEPLACE SUITES: 16,196 SF
BUILDING AREA - FAIRFIELD INN: 12,219 SF
TOTAL BUILDING AREA: 28,415 SF

ZONING

CURRENT: (O) OFFICE BUILDING DISTRICT
PROPOSED: (OM) OFFICE MIXED USE

SETBACKS

	REQUIRED
FRONT	10 FT.
SIDE	20 FT.
REAR	30 FT.
REAR	50 FT. SINGLE FAMILY RESIDENTIAL

BENCH MARK DATA

(CITY OF TROY) DATUM

CITY BENCH MARK NO. 2015
SOUTH ENTRANCE TO SITE ON THE WEST
SIDE OF STEPHENSON HIGHWAY +/- 650
FEET NORTH OF 14 MILE ROAD.
ELEVATION=644.52'

SITE BENCH MARK NO. 1
ARROW ON HYDRANT +/- 50 FEET NORTH
AND +/- 45 FEET EAST OF THE
NORTHWEST CORNER OF SITE.
ELEVATION=647.66'

PARKING
REQUIREMENTS

-PARKING REQUIRED = 1 SPACE PER GUEST ROOM + 1
SPACE PER EMPLOYEE ON LARGEST TYPICAL SHIFT

-TOWNEPLACE SUITES = 89 ROOMS
3 EMPLOYEES
92 SPACES REQUIRED

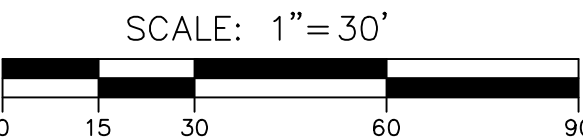
-FAIRFIELD INN & SUITES = 91 ROOMS
3 EMPLOYEES
94 SPACES REQUIRED

-TOTAL SPACES REQUIRED = 186

-TOTAL SPACES PROVIDED = 186

LEGEND

- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED PATIO
- PROPOSED 4" CONCRETE
- PROPOSED 8" CONCRETE
- PROPOSED A.D.A DETECTABLE WARNING
- PROPOSED 18" CONCRETE CURB & STANDARD GUTTER
- PROPOSED 18" CONCRETE CURB & REVERSE GUTTER
- PARKING SPACE COUNT



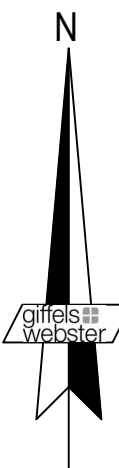
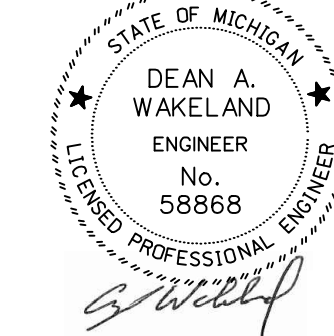
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Professional Seal



DATE:	ISSUE:
06-07-2013	CONDITIONAL REZONING APPLICATION
07-10-2013	CONCEPTUAL SITE PLAN PER SUBMITTED CONDITIONS
07-31-2013	OWNER REVIEW
08-09-2013	REVISED ZONING SUBMITTAL
09-24-2013	SITE PLAN SUBMITTAL

Developed For:

TROY HOTELS, INC.

24170 SHERWOOD AVE.
CENTER LINE, MI 48015

(248)-255-5946

SITE PLAN

TROY MARRIOTT HOTELS

CITY OF TROY
OAKLAND COUNTY
MICHIGAN

Date:	05.03.2013
Scale:	1"=30'
Sheet:	03
Project:	18452.00

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